

MAYOR & COUNCIL AGENDA COVER SHEET

MEETING DATE:

October 1, 2007

CALL TO PODIUM:

Rob Robinson, Planner

RESPONSIBLE STAFF:

Greg Ossont, Director
Planning & Code Administration

Lauren Pruss, Planning Director

Rob Robinson, Planner

Kirk Eby, Planner

AGENDA ITEM:

(please check one)

	Presentation
	Proclamation/Certificate
	Appointment
	Public Hearing "JOINT"
	Historic District
	Consent Item
	Ordinance
X	Resolution
	Policy Discussion
	Work Session Discussion Item
	Other:

PUBLIC HEARING HISTORY:

(Please complete this section if agenda item is a public hearing)

Introduced	
Advertised	2/14/2007
	2/21/2007
Hearing Date	4/16/2007
Record Held Open	6/21/2007
Policy Discussion	9/17/2007

TITLE: MP-1-07

Historic Preservation Element, an Amendment to the
2003 Master Plan

SUPPORTING BACKGROUND:

A Master Plan Element, the Historic Preservation Plan will serve as an informational and policy document to the Mayor and City Council, the Planning Commission, the Historic District Commission, other boards and committees of the City, and the citizens of Gaithersburg. The plan will describe the current sites and resources designated and protected within the City of Gaithersburg.

This element will also identify potential resources for preservation and/or designation and provides recommendations for improving the City's Historic Preservation program. Ultimately, this Element will support the policies and principles of the City, as well as the other Master Plan Elements.

The draft Historic Preservation Plan was made available to the public and distributed to the Mayor and City Council and Planning Commission on February 2, 2007. The Mayor and City Council and Planning Commission held a joint public hearing on April 16, 2007.

The Planning Commission recommended approval for MP-1-07 on June 6, 2007 by resolution PCR-1-07. The Mayor and City Council held a policy discussion on MP-1-07 on September 17, 2007 and directed staff to prepare a draft resolution of adoption. The draft resolution is attached and is ready for final action.

Attached:
Draft Resolution
Communication: Planning Commission

DESIRED OUTCOME:

Ready for Final Action
Draft Resolution Attached

RESOLUTION NO. _____

RESOLUTION OF THE MAYOR AND CITY COUNCIL
ADOPTING THE HISTORIC PRESERVATION ELEMENT
AMENDMENT TO THE GENERAL PLAN
FOR THE CITY OF GAITHERSBURG MASTER PLAN

AS APPROVED AND RECOMMENDED BY
THE PLANNING COMMISSION ON JUNE 6, 2007

AS ADOPTED BY THE MAYOR AND CITY COUNCIL ON OCTOBER 1, 2007

WHEREAS, Section 3.05 of Article 66B of the Annotated Code of Maryland sets forth the function and duty of the Planning Commission to make and approve a general plan or amendments thereto and recommend same to the local legislative body for adoption, to serve as a guide to public and private actions and decisions to ensure the logical development of public and private property in appropriate relationships; and

WHEREAS, Section 3.05 of Article 66B of the Annotated Code of Maryland requires that the Planning Commission make the plan with the general purpose of guiding and accomplishing the coordinated, adjusted, and harmonious development of the local jurisdiction and its environs; and

WHEREAS, Article 66B of the Annotated Code of Maryland sets forth that the General Plan may include any additional elements which the Planning Commission judges will further advance the purposes of the Plan; and

WHEREAS, the adopted Process and City Overview Plan (MP-1-03) established the City's vision, themes, mission statement, and guiding principles, including formulating a theme for redevelopment; and

WHEREAS, the redevelopment theme includes an action to preserve historic and other important structures and amenities during redevelopment; and

WHEREAS, Section 3.08 of Article 66B of the Annotated Code of Maryland states that the local legislative body shall adopt the plan and or amendment thereto, and

WHEREAS, the City has drafted a Historic Preservation Element that was the subject of a joint Planning Commission and Mayor and City Council public hearing on April 16, 2007 (MP-1-07); and

WHEREAS, the Planning Commission approved Resolution No. PCR-1-07 on June 6, 2007, being the approval of a master plan amendment entitled the Historic Preservation Element and transmitted an attested copy of the same and a copy of the June 7, 2007 Communication: Planning Commission as its recommendation to the Mayor and City Council, which is hereby attached and incorporated as part of this resolution; and

WHEREAS, the Mayor and Council discussed the aforementioned Historic Preservation Element and Planning Commission recommendation (PCR-1-07) during a regular meeting on September 17, 2007; and

WHEREAS, the General Plan and amendments made from time to time provide a general framework for assisting the Mayor and City Council and City Planning Commission in making land use policy and facilities decisions:

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council that the Master Plan Amendment MP-1-07, the Historic Preservation Element amendment to the General Plan, thoroughly reviewed by the legislative body during the joint public hearing conducted on April 16, 2007, approved by the City Planning Commission on June 6, 2007 (as PCR-1-07), and recommended to the legislative body in a Communication: Planning Commission, dated June 7, 2007, is hereby adopted by the Mayor and City Council as an amendment to the General Plan for the City, the *2003 City of Gaithersburg Master Plan Historic Preservation Element*, as heretofore amended.

NOW, THEREFORE, BE IT FURTHER RESOLVED, that all other recommendations of the City Planning Commission, as documented in Exhibit 47 (June 7, 2007 Communication: Planning Commission), pursuant to the adoption of PCR-1-07 , are hereby approved and ratified to the extent not inconsistent with this Resolution, subject to the following revisions to:

Olde Towne Inventory, page 27: Remove resource number 28, 201 E.
Diamond Avenue from inventory

Maps and illustrative material may be revised where necessary to conform to City Council actions. The text may be revised as necessary to achieve clarity and consistency and to convey the actions of the City Council.

ADOPTED by the City Council this 1st day of October, 2007.

Sidney A. Katz, Mayor and
President of the Council

THIS IS TO CERTIFY that the foregoing
Resolution was adopted by the City Council
on the 1st day of October, 2007.

David B. Humpton, City Manager

COMMUNICATION: PLANNING COMMISSION

MEMORANDUM TO: Mayor and City Council

VIA: David Humpton, City Manager

FROM: Lauren Pruss, Planning Director

DATE: June 7, 2007

SUBJECT: MP-1-07 -- Special Conditions associated with the G.E. Technology Park Special Study Area (10) of the Land Use Element of the 2003 Master Plan Update.

At its regular meeting on June 6, 2007, the Planning Commission made the following motion:

Vice-Chair Levy moved, seconded by Commissioner Kaufman, to APPROVE Planning Commission Resolution PCR-1-07, approving an amendment to the General Plan of the City's Master Plan for the Historic Preservation Element, and to RECOMMEND to the City Council Adoption of MP-1-07, with the following revision as reflected on the Resolution:

1. Page 1, in paragraph four, the following language, "A Master Plan Element, the Historic Preservation Plan will serve as a policy document for the Mayor and City Council, the Planning Commission, and the Historic District Commission and an informational tool for the Historic Preservation Advisory Committee (HPAC), other boards and committees of the City, and the residents of Gaithersburg," replaces, "A Master Plan Element, the Historic Preservation Plan will serve as an informational and policy document to the Mayor and City Council, the Planning Commission, the Historic District Commission, other boards and committees of the City, and the residents of Gaithersburg."
2. Page 3, in paragraph three, insert the following language: "A baseline requirement adopted as part of the G.E. Tech Park Special Study Area Master Plan Amendment (MP-2-04), the National Geographic building is to be evaluated for historical or architectural significance prior to any future development proposals."
3. Page 4, in paragraph one, the following language, "It was Joseph Alfandre's desire to recreate the historic village environment he experienced on a trip to Cape Cod that led to the development of Gaithersburg's first neo-traditional neighborhood, Saybrooke Village. His traditional neighborhood design was further refined, working



with City staff, and planners Andres Duany and Elizabeth Plater-Zyberk, in the plan for the Kentlands, a nationally recognized community often cited as an example of the resurgence of the historical priority of the pedestrian in traditional mixed-use neighborhoods,” replaces, “Alfandre had a vision of creating a traditional nineteenth century town in a modern setting. Working with City staff, and planners Andres Duany and Elizabeth Plater-Zyberk, Alfandre went about creating the Kentlands community in what is now known as neo-traditionalist design; the first such project of this scale (352 acres) in the US.”

4. Page 6, Footnote 4 is to now read: ”Maryland State income tax credit of 20 percent, through 2010, for approved restoration work (interior, exterior, structural, mechanical), on structures that have been locally designated as individual historic sites or districts and are certified as being National Register eligible, or in the National Register of Historic Places.”
5. Page 32, under Objective 1, add action: “Encourage adaptive reuse and integration of historic properties into new projects wherever possible and appropriate.”
6. Page 33, under Objective 4, add action: “Investigate what State grant funds can be obtained and used to identify archeological resources within a standing structure’s boundaries.”
7. Page 34, under Objective 5, Observatory Heights actions, the following language, “Continue to pursue designation as a historic district,” replaces, “Designate as a historic district.”

Vote: 5-0